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apb FORUM

THE PREPARATION OF THIS REPORT WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

VOLUME 2 NUMBER 1

JUNE 1968

FEDERAL PLANNING GRANT RECEIVED BY APB

AREA PLANNING BOARD APPLICATION APPROVED

Secretary Robert C. Weaver, of the United States Department of Housing and Urban Development, has announced approval of a grant of \$150,517 under the Urban Planning Assistance Program to help pay for Comprehensive Planning within Palm Beach County, Florida.

The HUD grant will cover two-thirds of the total cost of planning for growth and development for one year.

Grants under the Urban Planning Assistance Program are authorized by Section 701 of the Housing Act of 1954, as amended.

The following telegram was received by Donald O. Morgan, Director: "We are pleased to be advised of HUD grant to Palm Beach County in amount \$150,517 for Urban Planning Assistance. Signed Spessard L. Holland, U.S.S., George A. Smathers, U.S.S., Paul G. Rogers, M.C.

PLANNERS VISIT GOLD COAST

Two faculty members and three graduate students of the Urban and Regional Planning Program at the University of Pittsburgh toured the Gold Coast May 3rd to May 6th. They visited several outstanding developments in the Gold Coast area. Their principal concern was with planned communities and neighborhoods; suburban shopping malls; and office, educational, or industrial parks; suburban, civic, and medical centers. They were also interested in any strip commercial developments which minimized adverse impacts upon the community.

The Area Planning Board staff provided the group with a reference map showing developments which would be of interest and gave general assistance to the planning of their itinerary.

CITIES COOPERATE IN LAND USE SURVEY

The planning departments of West Palm Beach, Boca Raton, and Delray Beach are participating in a joint venture to verify the 1965 land use and update the land use information to 1968. The Area Planning Board staff, in cooperation with these cities, have agreed upon the use of standard color and numerical coding and also definitions of land use. This kind of standardization enables a county-wide data system to be established for planning purposes and is essential to a continuing planning process as required by the 1962 Federal Aid Highway Act. All cities, jurisdictions, and agencies functioning within the County of Palm Beach are invited to participate in the establishment of this data collection and storage system.

CONSULTANT CONTRACTS SIGNED

Mr. John Flancher, Chairman of the Area Planning Board, signed the contracts with five consulting firms to undertake studies for various elements of the Comprehensive Plan for Palm Beach County.

The contracts cover the following:

1. Water, Sewer, & Air and Water Pollutants - David B. Smith Engineers, Inc.
2. Surface Water & Waterfront Lands - Wallis Associates, Inc. and William R. Vines, Urban Planning Consultant
3. Open Space and Recreation - William R. Vines, Naples
4. Population and Economics - Gould Associates, Atlanta
5. Community Characteristics - City Planning & Architectural Associates, Carl Feiss, Planning Consultant

Coordination of the efforts of all the consultants will be through meetings of consultants with the staff of the APB and the preparation of a series of Technical Reports by the consulting firms as the planning program progresses.

AREAWIDE COMPREHENSIVE HEALTH PLANNING

Discussions have been held with W. Dr. Brumback, Director of the County Health Department, regarding cooperation with the University of North Carolina, in developing curricula for Health Planning and relating it to overall Comprehensive Planning. The need for planners specially trained in health fields is acute. The technique of the "team approach" for defining and solving problems in urban areas seems to be the most valid one. Faculty members from the University will be in West Palm Beach on May 22, to discuss a summer internship program with Dr. Brumback.

CENSUS TRAINING SESSION HELD

The Area Planning Board hosted a training session April 9th and 10th sponsored by the U.S. Bureau of the Census. The program, conducted by Census representatives Mrs. Betty House and Mr. Jacob Silver, was designed to train supervisors for local Address Coding Guide operations. The Address Coding Guide will be used in addressing the questionnaires which will be mailed out to residents of metropolitan areas for the 1970 Census.

In addition to Area Planning Board staff participation, the session was also attended by representatives from Miami, Ft. Lauderdale, and Orlando.

WATER LEVEL GAUGE LOCATIONS

Water level gauges are being installed at various points in the canal system to supplement those already installed. The Area Planning Board staff is preparing a map showing the boundaries of the various water districts, location of the gauges, along with the name and/or number designation of the principal drainage and flood control canals. The County Engineering Department will place the new gauges and take readings at various intervals. These readings, along with readings of existing gauges now being taken by other agencies, will be listed and made available through the Area Planning Board office.

BOARD OF HEALTH OFFERS COOPERATION

FLORIDA STATE BOARD OF HEALTH

Wilson T. Sowder, M.D., M.P.H., State Health Officer
Malcolm J. Ford, M.D., M.P.H., Deputy State Health Officer
P. O. Box 210, Jacksonville 32201

May 14, 1968

Mr. Donald O. Morgan, Director
Area Planning Board
Palm Beach County
P. O. Box 1548
West Palm Beach, Florida 33402

Dear Mr. Morgan:

We were delighted to receive your letter of May 9, 1968 in which you informed the Florida State Board of Health that the Palm Beach County Area Planning Board has retained consulting engineers to prepare a comprehensive, long-range master plan covering, but not limited to, public water supplies, public wastewater collection and treatment systems, and solid waste collection and disposal.

Needless to say, the Florida State Board of Health, is exceedingly pleased to see your county take this forward step — this Agency has been promoting such long-range planning and implementation for years. We feel this forward step will establish a precedent for other metropolitan areas of the State of Florida.

This is to inform you that all divisions of this Bureau, following a long established policy, will be most happy to work with your consulting engineers in any possible way. While we feel you already know, we do want to point out that Mr. L. D. Lukin, Director of Environmental Engineering of the Palm Beach County Health Department will likewise be an able resource.

Sincerely yours,

S. A. Berkowitz

COMMUNITY SHELTER PLAN

A staff member of the Area Planning Board met in Jacksonville with the State Civil Defense Department and the U. S. Corps of Engineers to ascertain the procedures for final contracting a program for a Community Shelter Plan for Palm Beach County. Also attending the May 6th meeting was a representative of a consulting firm that will undertake the major portion of the study. Assuming agreement between all parties involved, it is hoped that actual project work can be initiated in late '68 or early '69. The estimated time to complete this fallout shelter program for Palm Beach County will be approximately 18 months. The final product of the Community Shelter Plan will provide a guide for orderly evacuation and approved shelter for the inhabitants of Palm Beach County in case of nuclear attack. The Area Planning Board function in this plan will be to form and chair project advisory committees, supply base maps, and coordinate the efforts of the various agencies involved in producing the Community Shelter Plan.

WORKABLE PROGRAM RECERTIFICATION

On May 1, 1968, Palm Beach County received notice of being recertified in the Workable Program. A citizens Committee for Community Improvement has been organized and briefing meetings have been held. A representative of HUD has been invited to the area to address the Committee in the near future.

Bus transportation has been arranged for a meeting to be held in early June to tour the blight areas of the county to familiarize Committee members with all areas in the county.

Inquiries from various organizations have been received as to methods of procedure to obtain Federal assistance.

The next prime move of Palm Beach County will be to create a Housing Authority for the unincorporated areas of the County. At the present time, Palm Beach County is in the Central Florida Regional Housing Authority, which was created in 1941 for defense housing and has been dormant since 1942. As long as the County is a member, it cannot create its own authority.

The County is now attempting to diverse itself from the Regional Authority. Once this is achieved, the county will be able to proceed in its efforts to provide for low income housing where needed throughout the County.

PRELIMINARY HIGHWAY NETWORK PLAN

On Wednesday, April 3, 1968, the State Road Department and Mel Conner & Associates, Consultants to the Road Department, presented a preliminary Highway Network plan for Palm Beach County. The plan was the result of the Transportation Planning Study instituted in 1965. The proposed plan was presented to the Technical Coordinating Committee of the County, County Commissioners, and members of various city and county agencies. Donald O. Morgan, Chairman of the Technical Coordinating Committee, asked that all concerned study the plan and submit any suggestions to the Technical Coordinating Committee at a special meeting. This meeting was held on April 24, 1968, at which time the Technical Coordinating Committee forwarded its comments regarding funding and certain elements of the plan.

With approval of the proposed plan, the Transportation Planning Process moves into the continuing phase — to fulfill the requirements of the Federal Aid Highway Act of 1962. This phase will periodically examine the changes occurring in the area and adjust the plan to accommodate the changing trends of development and changing travel patterns.

LATITUDE FOR CREATIVITY

Alternative approaches to land development regulation are being explored by the Palm Beach County Zoning Commission and the Area Planning Board Staff. Site planners and developers have long claimed that zoning regulations were too stringent and inflexible to permit the best possible utilization of the available land; that setback, sideyard, and maximum site coverage permitted little or no latitude for creativity and character in design of residential sub-divisions. In view of this, an examination of Planned Unit Development concepts is being made by the Zoning Commission. The Planned Unit Development encourages the design and development of subdivisions as a unit, in which all necessary improvements are designed and related to a mixture of structure types with placement of structures being at the discretion of the designer. In some cases, the number of units may be increased over what the Zoning District presently allows.

ZONING OPINIONS

The Project Planning Division of the Area Planning Board supplied technical and planning aid to the Planning, Building and Zoning Department at their monthly zoning public hearing of May 1. This contribution consisted of opinions on 8 zoning changes and/or conditional use petitions. This service has been submitted to the Building and Zoning Department by the APB since January of this year during which period assistance has been made available to the zoning commission on 45 agenda items.

LAKE WORTH FILL MORATORIUM

AREA PLANNING BOARD OF PALM BEACH COUNTY

P. O. Box 1548, West Palm Beach, Florida 33402, Area Code (305) 832-1671

April 12, 1968

Robert C. Parker, Director
Trustees of the Internal Improvement Fund
Elliot Building
Tallahassee, Florida

Dear Mr. Parker:

The Area Planning Board of Palm Beach County respectfully requests that action be deferred on projects proposing fill of any portion of Lake Worth.

We ask that the Trustees of the Internal Improvement Fund not allow any developments affecting Lake Worth until all background data can be reviewed and coordinated with the county-wide comprehensive effort. Portions of the planning study include:

1. A one year research project concerning surface Water and Water-front Lands is underway. One of the important goals of this study is to upgrade, restore, and preserve Lake Worth while still providing for intelligent development.
2. A County-wide Water and Sewerage Planning Program has just been confirmed and is under contract. The results of this study will be a comprehensive plan which will affect Lake Worth.
3. The Army Corps of Engineers has just received approval for a Flood Plain Information Study to be conducted for the Area Planning Board. It is expected that this study will result in the establishment of hurricane fill criteria for development adjacent to Lake Worth and any other areas found to be critical. Preliminary data already collected for this study show that hurricane tides may reach or exceed eight feet and will inundate much of today's developments.

Other studies include Land Capabilities, Open Space and Recreation, Air and Water Pollution, each of which will provide information necessary to evolve a comprehensive development plan which recognizes the importance of all elements of the total urban and rural system of Palm Beach County.

We request that our position be made a part of the official proceedings of the Trustees of the Internal Improvement Fund and that consideration be given to our objections in any case affecting Palm Beach County.

Respectfully,

John H. Flancher, Chairman
Area Planning Board
Palm Beach County

SOILS SCIENTISTS MAKING SURVEY

A team of Soil Scientists have started a survey of soils types in an area embracing the land from Lantana Road north to 45th Street in West Palm Beach, and west to the Sunshine State Parkway. The project involves the taking of soil samples, analyzing them, and developing a map showing the extent of the various soils groups. Interpretation of the abilities of the various soils groups to support urbanization will then be made. The information thus obtained will aid the Area Planning Board to determine the "highest and best use" of these areas for future urban purposes.

The survey is being made by the U.S. Department of Agriculture Soil Conservation Service. The federal share of the cost, from the Department of Agriculture, is \$30,000 in salaries, equipment, and services. The County's share is \$10,000 which was provided in the current budget. Donald E. Vandergrift is the manager of the Palm Beach-Broward Soil and Water Conservation District, which is acting as the liaison between the County and the U.S. Department of Agriculture.

FLOOD PLAIN INFORMATION STUDY

DEPARTMENT OF THE ARMY

Jacksonville District, Corps of Engineers
Federal Building, P. O. Box 4970
Jacksonville, Florida 32201
Telephone 904/791-2011

SAJWY

2 April 1968

Board of County Commissioners
Palm Beach County
West Palm Beach, Florida

Gentlemen:

We are pleased to inform you that your application for a Flood Plain Information Study for Palm Beach County has been approved. As you know, the major purpose of this study will be to provide county and local governmental agencies the flood hazard information needed for planning the best use of flood prone lands in Palm Beach County.

This study will cover the major urban developments in Palm Beach County. As discussed with Mr. Donald Morgan and other county officials, the area to be studied was defined as the part of the county located east of the Sunshine State Parkway. Complete coverage of this area will require the preparation of three separate Flood Plain Information Reports. The first report will cover the coastal areas subject to hurricane tide flooding. The second report will cover the area between the Sunshine State Parkway and the Intracoastal Waterway served by Hillsboro Canal, Canal 15 and 16. The third report will cover the area between the Sunshine State Parkway and the Intracoastal Waterway served by West Palm Beach Canal, Canal 17 and 18. The last report will be deferred pending the outcome of studies now underway on West Palm Beach Canal and Canal 17.

Preparation of the first report, covering coastal areas subject to tide flooding, will be initiated as soon as funds are available and other priorities allow. We will notify you when this report is initiated. Your interest in this matter is appreciated. If you have any questions, please call on us.

Sincerely yours,

Joe J. Koperski, Chief
Engineering Division

AREA PLANNING BOARD

JOHN H. FLANCHER

CHAIRMAN

COMMISSIONER DISTRICT 4

JOHN ADAIR, JR.

PALM BEACH COUNTY BOARD OF PUBLIC INSTRUCTION

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D. O. MORGAN

DIRECTOR OF PLANNING

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NEWSLETTER OF THE AREA PLANNING BOARD OF PALM BEACH COUNTY - P. O. BOX 1548 - WEST PALM BEACH, FLORIDA, 33402